



September 2024 Condo Board Meeting Minutes

Met on September 18, 2024, at 12 Ivy Hall, Dover DE 19904 --

Attendees: Ian Gronau (Ivy council rep/Secretary), Claire Lewandowski (Berwyn council rep/Treasurer), Christopher Boyer (Grand council rep/President), Teresa Dotson (Dover council rep)

- Mr. Boyer called the meeting to order at 5:58 pm
- The agenda was amended to include discussion about a resident's ceiling leak and was unanimously adopted
- The reading of August's minutes was unanimously waived and then approved.
- Mr. Gronau noted that a raccoon was reportedly found in the dumpsters on August 24. The resident who alerted the office said that it was acting peculiar, so rather than take any unnecessary risks, Mr. Gronau hired Delmar Pest Control to remove it. That work was completed within three hours of the racoon being found.
- Mr. Gronau noted that #2 Harlech Hall had an ongoing ceiling leak issue that was being examined. The issue appeared to be small (non-constant) and of strange origin. The HOA's primary handyman (Handii Services) had been out a week prior to examine it but was unable to diagnose the issue. Mr. Gronau noted that a roofer was going to be following up.
- Ms. Lewandowski presented a brief treasurer's report.
- Mr. Gronau noted that the landscaper (Paul Austin) had accidentally broken a patio window in the Chase Hall building but had privately reached out to the resident and was handling repairs.
- Mr. Gronau gave a special thank you to Liberty Pest (Council member Rex Bell's) business to their generous contributions in terms of bee and wasp treatments at the complex.
- Mr. Gronau noted that the broken escape hatch at #11 Chase Hall had been repaired.
- Mr. Gronau noted that about 9 potholes had been filled by him personally with the HOA purchased supply of Aquaphalt. The appeared to be holding up will.
- Mr. Gronau noted that there was a common-line blockage over at the Essex Hall building that resulted in water backup in #1 Essex and the utility room. Zoom Drain resolved the issue and the HOA paid them. Mr. Gronau said it was reasonable to expect the owner of #1 Essex to ask for reimbursement for the service they paid for since it was a result of a common line blockage, but he hasn't yet received an invoice.
- Mr. Gronau reviewed a bid from Blue Hen Dispose-All with the council.
- Meeting adjourned at 6:48pm, Order of the Day

Minutes prepared by Ian Gronau